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UCSF Development Office Leases Entire Floor at The Mills Building at 220 Montgomery Street

SAN FRANCISCO – December 17, 2007 – The Swig Company, a private real estate investment firm, announced that the University of California at San Francisco has signed a long term lease for 38,297 square feet at The Mills Building at 220 Montgomery Street.

Karl Baldauf and Liz Hart, both of Cornish & Carey Commercial's San Francisco office, represented The Swig Company in the transaction.

The lease, which covers the entire fifth floor of the 22-story building, was executed on behalf of UCSF's Development Office which will now move from its present location at 44 Montgomery Street. Occupancy is expected in the second quarter of 2008.

According to David Fuelle, Director of Leasing for The Swig Company, this is the largest single new lease signed in the building this year and brings total occupancy to more than 98% percent. "The building has one of the larger floorplates of any downtown building and we are delighted that we are able to provide UCSF with the space to locate everyone on the same floor in a comfortable and efficient plan," Fuelle said.

"We were honored to have been chosen by The Swig Company for this important assignment and carefully canvassed the market for a complementary tenant," said Cornish & Carey Senior Vice President Karl Baldauf. "Introducing UCSF's Development Office, a sophisticated, established, long-term tenant to The Swig Company, a private investment company with a 70-year track record of owning and managing buildings in San Francisco is a great fit for both Tenant and Landlord."

Ken Perry, Chief Investment Officer and Director of Asset Management for The Swig Company, congratulated Cornish & Carey on a successful assignment and welcomed UCSF as a tenant. “We believe that UCSF, like our other tenants, will find the building’s superior location, ambiance and excellent amenities to be highly attractive to their employees and we look forward to welcoming them to the building,” he said.

The Swig Company has owned and managed The Mills Building at 220 Montgomery Street since 1954 and oversaw a \$20 million renovation of the building in 2002-2003 with upgrades to the main lobby, elevators, building systems and tenant common areas. Onsite amenities include restaurants, laundry, print and copy shops, and a men's clothing store as well as a 155-car parking garage. The Mills Building also houses the Mills Law Library and Information Center, a comprehensive legal information service for tenants and non-tenant law firms.

About The Swig Company, LLC

The Swig Company, LLC (www.swigco.com) is a private investment company with a more than 70-year history of development, ownership and management activity in commercial real estate properties in major markets throughout the United States. During the past three years, the Company completed more than \$1.4 billion in combined transactions, including sales, purchases, refinances and other real estate investment activities. The Swig Company's diversified national portfolio includes approximately nine million square feet of office buildings in markets such as New York, San Francisco and Southern California. The Company also owns and controls approximately 650,000 square feet of industrial space, over 800 full-service luxury hotel rooms, and an assortment of other credit-leased properties and land parcels. The Swig Company's primary investment mission is to add value as an owner and operating partner to its investment portfolio through proactive asset management, acquisitions, dispositions, selective development and redevelopment, and professional property management. Its target markets include urban, coastal Northern and Southern California, New York City and Washington, D.C.

About Cornish & Carey Commercial

A dominant regional real estate force since 1935, Cornish & Carey Commercial/ONCOR International provides a full range of services for both property owners, and for companies occupying buildings throughout Northern California. With more than 200 agents in 10 strategically located offices — Santa Clara, Palo Alto, San Mateo, San Francisco, Walnut Creek, Emeryville, Pleasanton, Hayward, Roseville, and Sacramento — Cornish & Carey Commercial is one of the largest privately held commercial real estate service providers in the world. Our services have expanded throughout the United States and to major markets internationally through the company's affiliation with ONCOR International, an organization of leading brokerage firms in North America, Europe and Latin America. For more information, visit Cornish & Carey Commercial online at: <http://www.ccarey.com/>